

Board of Zoning Appeals

7:30 p.m. Wednesday, May 21, 2008

Agenda

Tipp City Government Center
260 South Garber Drive
Tipp City, Ohio 45371

1.	Call to Order - Roll Call
2.	Approval of Minutes – March 19, 2008
3.	Citizens Comments on Items Not on the Agenda
4.	Administration of Oath
5.	Chairman's Introduction
6.	<p>New Business</p> <p>A. Case No. 06-08: Scott Etherington, contractor for Kathy Gilmore, owner - 830 Cottonwood Creek Drive, Tipp City - Lot: IL 2271 – The applicant requests a variance of 12' to the required rear yard setback of 40' noted in Code §154.042(C)(2)(b) Present Zoning District: R-1B – Suburban Residential Zoning District Section(s): §154.042(C)(2)(b)</p> <p>B. Case No. 07-08: Ron Poff - 470 Hathaway Trail, Tipp City - Lot: IL 1703 – The applicant requests a variance of 6' to the required setback of 10' noted in Code §154.059(D)(4), which requires all accessory structures to be setback a minimum of 10' from the primary dwelling. Present Zoning District: R-1C – Urban Residential Zoning District Section(s): §154.059(D)(4)</p> <p>C. Case No. 08-08: Tom and Lisa Rindler - 517 Greensward Drive, Tipp City - Lot: IL 3328 – the applicant requests a variance of 4' 6" to the required side yard setback of 10' noted in Code §154.043(C)(2)(c). Present Zoning District: R-1C – Urban Residential Zoning District Section(s): §154.043(C)(2)(c)</p> <p>D. Case No. 09-08: Larry Jordan - 405 Bowman Avenue - Inlot: IL 1617 – The applicant requests a variance of 3' to Code §154.061(I) to allow a residential access drive 3' from the side property line rather than the required six (6) feet. Present Zoning District: R-1C – Urban Residential Zoning District Section(s): §154.061(I)</p> <p>E. Case No. 10-08: Bud Schroeder – Schroeder Tennis Center - 1459 Harmony Drive, Tipp City - Inlot: 3264 – The applicant requests a variances to Code §154.096(D), §154.100(A)(1)(b), & §154.101(B) to allow the placement of a banner sign on the exterior fencing of an outdoor tennis court located at the Schroeder Tennis Center, 1459 Harmony Drive. Present Zoning District: I-1 – Light Industrial Zoning District Section(s): §154.096(D), §154.100(A)(1)(b), & §154.101(B)</p> <p>F. Case No. 11-08: Michael Huffman - 121 W. Main Street and 118 W. Walnut Street Tipp City - Inlot: 3244 – The applicant requests the following: <u>Variance 1</u> A variance of 920.56 square feet to Code §154.044(C)(1)(a) for 118 W. Walnut Street to permit a lot split/replat, where the area of the lot would contain 7579.44 square feet rather than the minimum required 8,500 square feet.</p>

	<p><u>Variance 2</u> A variance of 3.77' to Code §154.051 (C)(2) to the required 4' eastern side yard setback of 121 W. Main Street (0.23').</p> <p><u>Variance 3</u> A variance of 2.3' to Code §154.059(D)(3) to the required 10' setback of 118 W. Walnut Street for accessory structures with access from an alley (7.7').</p> <p>Zoning District: CC/RA- Community Center/Old Tippecanoe City Restoration and Historic District and R-2 – Urban Residential Zoning District respectively</p> <p>Section(s): 154.044(C)(1)(a), §154.051(C)(2), and §154.059(D)(3)</p>
7.	Old Business
8.	Miscellaneous Business
9.	Adjournment

The next regularly scheduled meeting will be held on Wednesday, June 18, 2008. All applications must be submitted by Monday, June 2, 2008.